



# INDOOROOPILLY



WESTERN BRISBANE'S  
GROWING LIFESTYLE HUB.

**SUBURB PROFILE REPORT**  
JUNE 2018

## OVERVIEW

Indooroopilly is a well established, riverfront suburb located in Brisbane's Inner West. In recent years, the suburb has become known as a suburban hub, home to one of Brisbane's largest newly renovated shopping centres. Benefiting from infrastructure such as bus and rail, it is a popular area for students as it provides direct access to the University of Queensland and easy access to the CBD. With limited residential development, Indooroopilly is a key region identified for future capital growth.

## HOUSES

MEDIAN PRICE

**\$825,000**

10 YEAR  
PRICE  
GROWTH  
**1.9%P.A.**

## APARTMENTS

MEDIAN PRICE

**\$395,000**

10 YEAR  
PRICE  
GROWTH  
**0.2%P.A.**

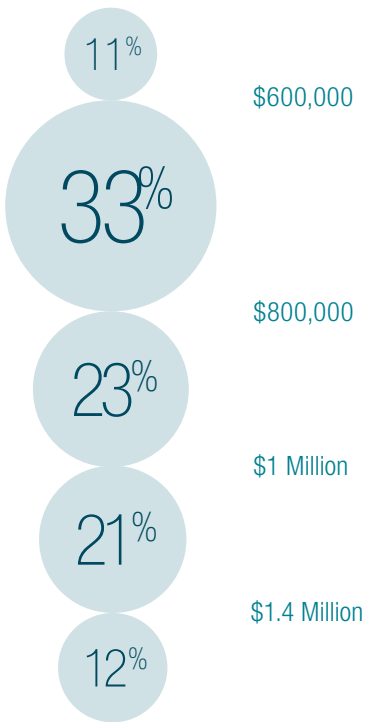
MEDIAN  
AGE

**30**

MEDIAN WEEKLY  
HOUSEHOLD INCOME

**\$1,724**

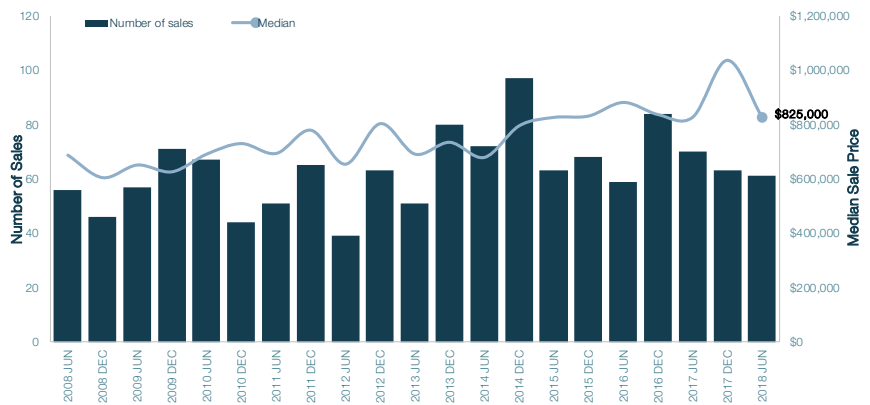
# HOUSE PRICE POINT



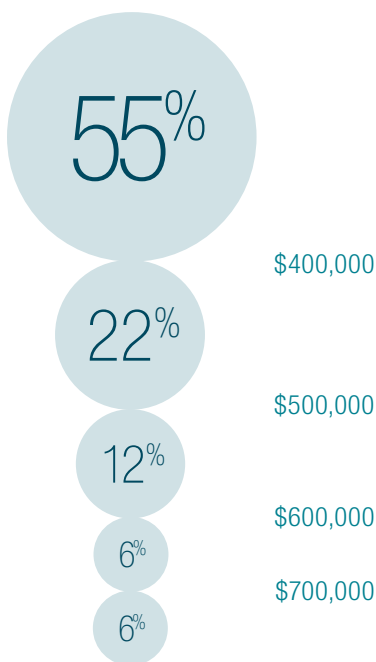
# HOUSES

The Indooroopilly housing market has experienced some softening in the last six month period ending June 2018, recording a median house price of \$825,000. This change appears to be largely due to the calibre of properties being sold, with just 12% of properties selling for over the \$1.4 million mark in the last six month period ending June 2018 compared to 23% of properties selling over the \$1.4 million mark a year prior (June 2017). Price growth remains positive at 3.6% per annum over the past five years, and 1.9% price growth per annum over the past ten years.

Over the most recent six month period ending June 2018, there were a total of 61 houses sold in Indooroopilly. This result is just shy of the average of 64 houses sold per six month period in Indooroopilly over the past ten years.



# APARTMENT PRICE POINT



# APARTMENTS

The Indooroopilly apartment market has also experienced a period of softening in the six month period ending June 2018, with median apartment pricing being recorded at \$395,000. Over the past ten years, price growth in the suburb has been recorded at 0.2% per annum. Similarly to the housing market, median pricing for apartments seems to have also been affected by the calibre of property being sold, with just 6% of properties having sold over the \$700,000 mark in the six month period ending June 2018, compared to 23% of properties selling for over \$700,000 just 12 months prior.

Sales volumes for apartments in Indooroopilly have recovered a little from the six month period prior, recording 51 apartment transactions for the period ending June 2018. This result is just 12 settled sales shy of the ten year average of 63 apartment transactions per six month period.

